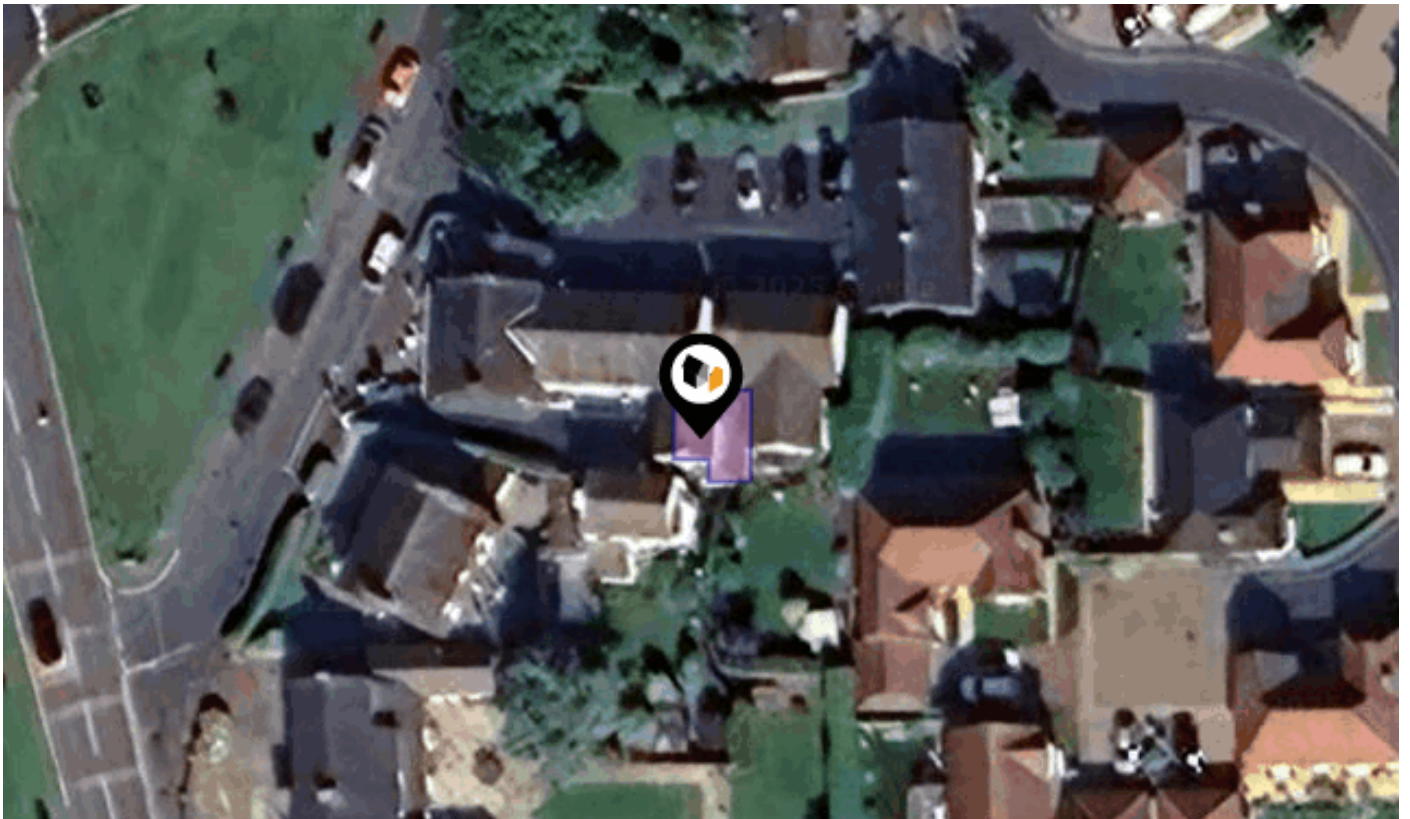




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 02nd April 2025



**THE FOLD, AINSWORTH FOLD, WREA GREEN, PRESTON,
PR4 2WE**

Landwood Group

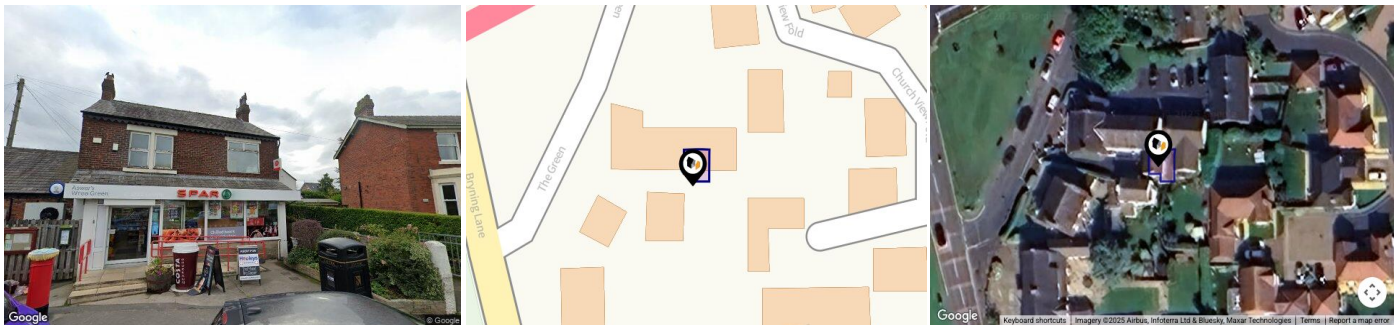
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached	Last Sold Date:	19/10/2017
Bedrooms:	2	Last Sold Price:	£200,000
Floor Area:	656 ft ² / 61 m ²	Last Sold £/ft²:	£304
Plot Area:	0.01 acres	Tenure:	Freehold
Year Built :	2000		
Council Tax :	Band C		
Annual Estimate:	£2,122		
Title Number:	LA881212		
UPRN:	10023483166		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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The Fold, Ainsworth Fold, Wrea Green, PR4 2WE

Energy rating

E

Valid until 01.05.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property

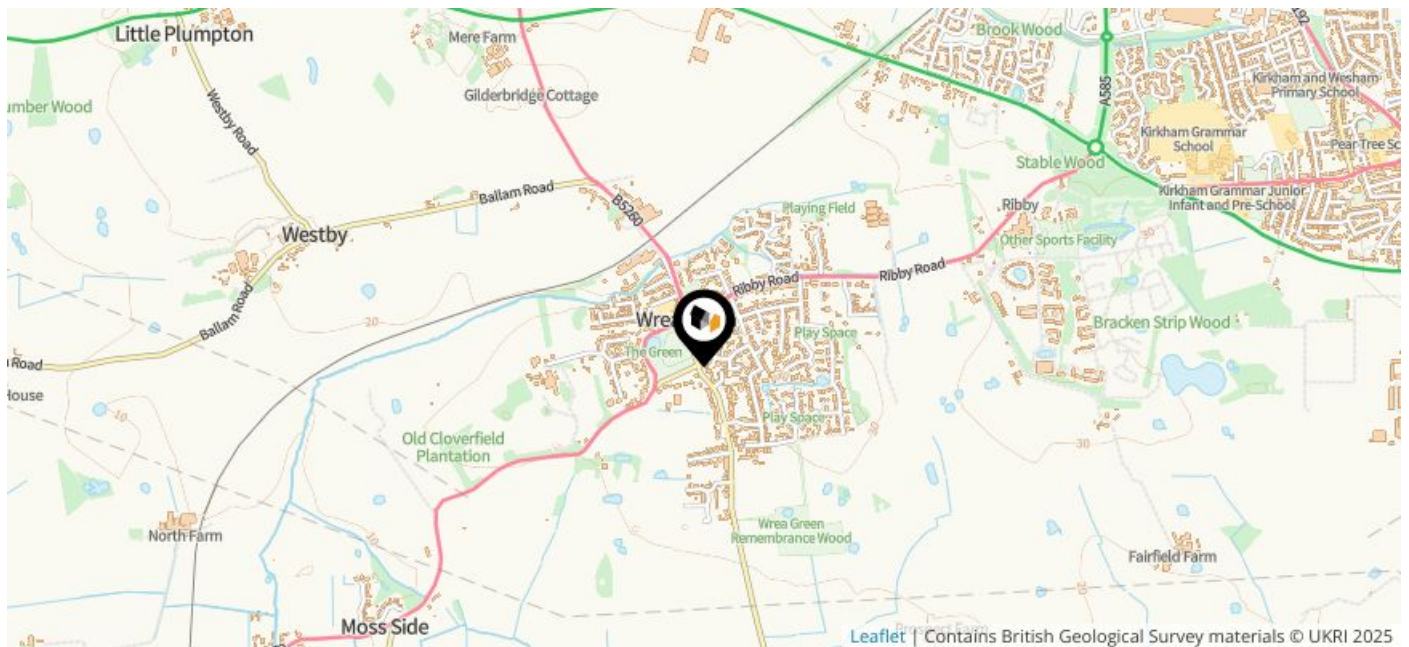
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	61 m ²

This map displays nearby coal mine entrances and their classifications.



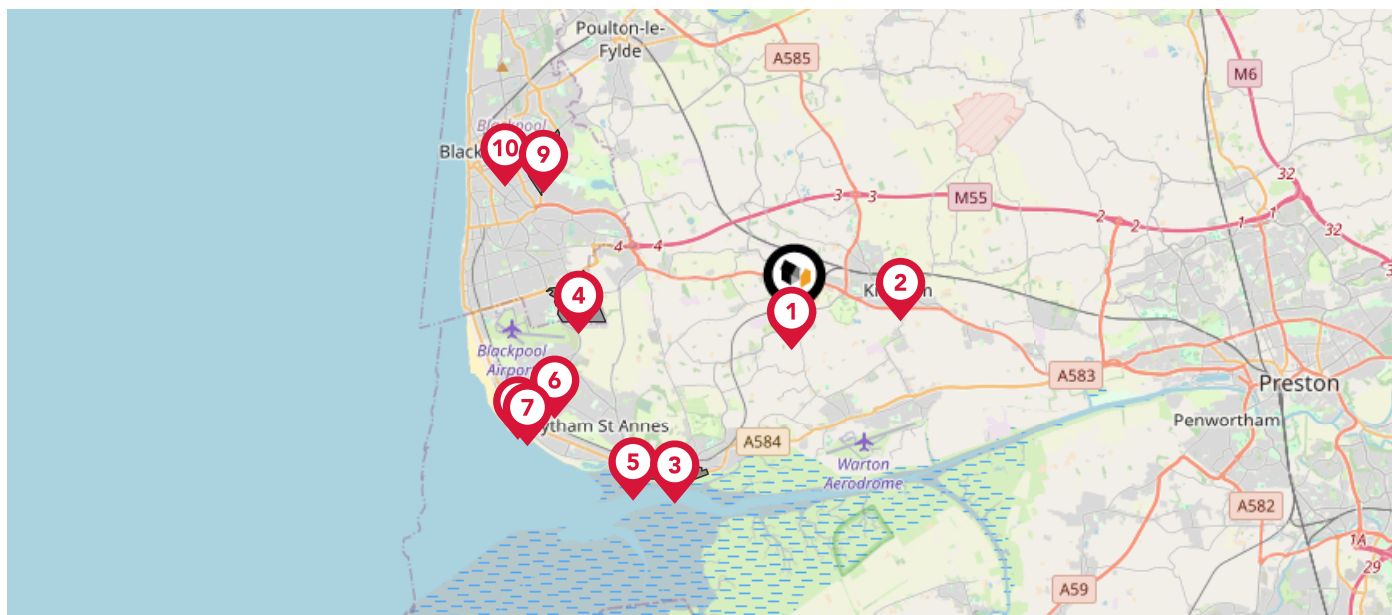
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

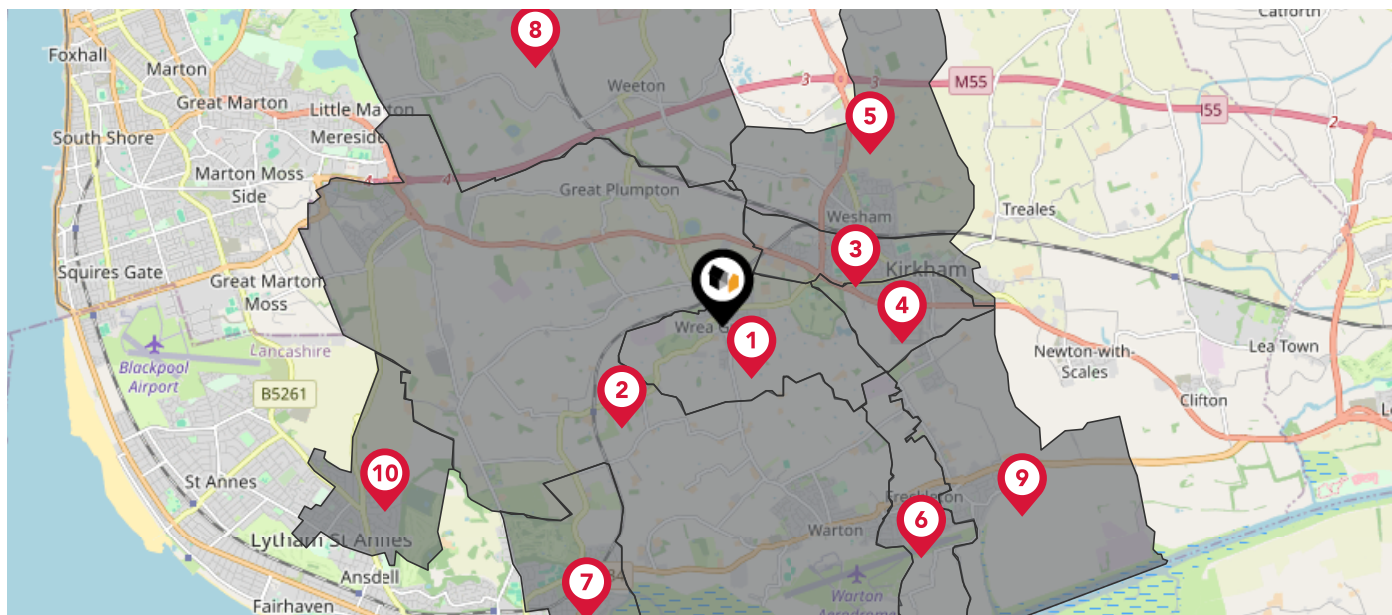
- 1 Wrea Green
- 2 Kirkham
- 3 Lytham
- 4 Marton Moss
- 5 Lytham Avenues
- 6 St. Anne's Road East
- 7 St. Anne's on Sea
- 8 Porritt Houses, St. Anne's
- 9 Stanley Park
- 10 Raikes

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



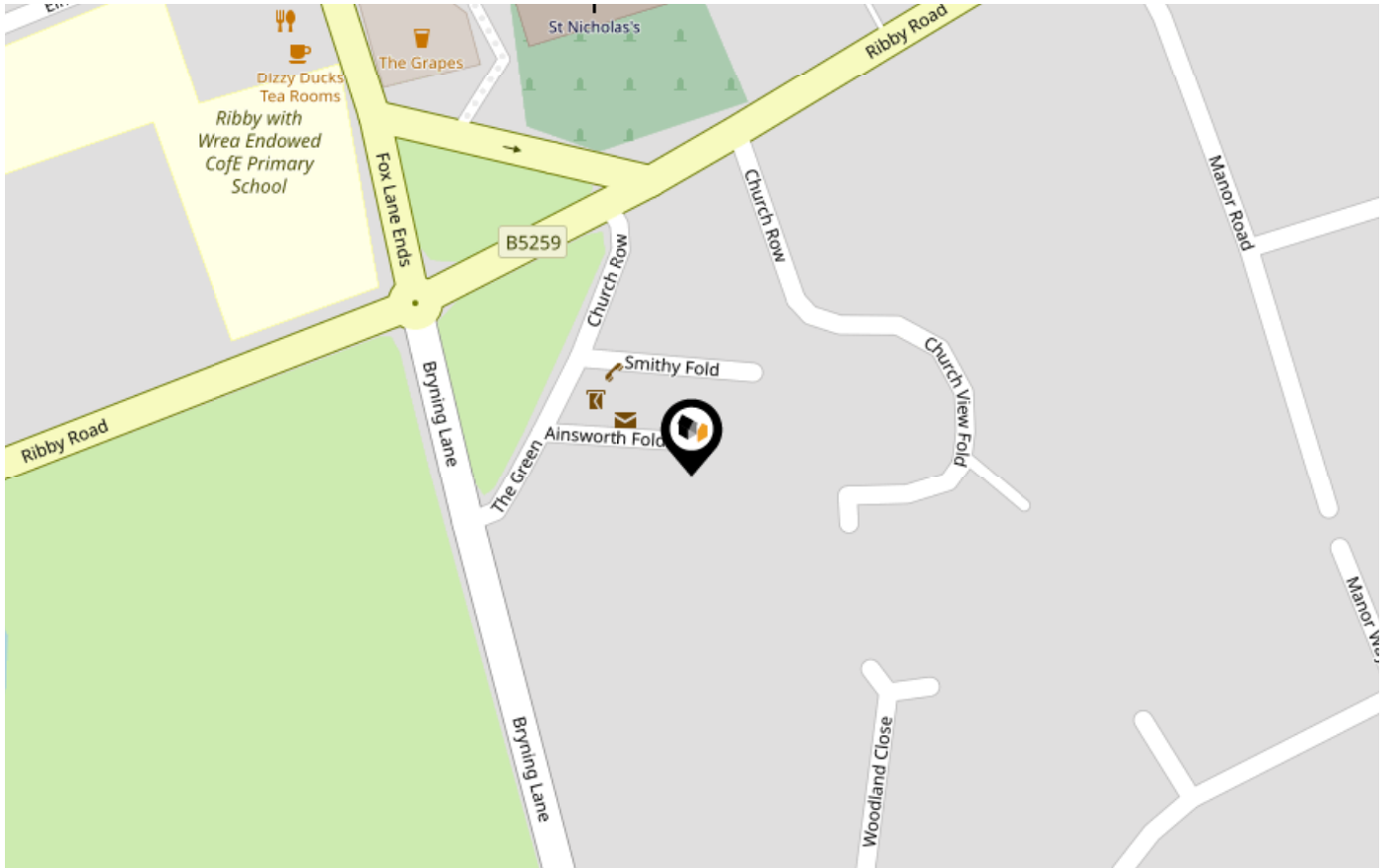
Nearby Council Wards

- 1 Ribby-with-Wrea Ward
- 2 Warton and Westby Ward
- 3 Kirkham North Ward
- 4 Kirkham South Ward
- 5 Medlar-with-Wesham Ward
- 6 Freckleton West Ward
- 7 St. Johns Ward
- 8 Staining and Weeton Ward
- 9 Freckleton East Ward
- 10 Park Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

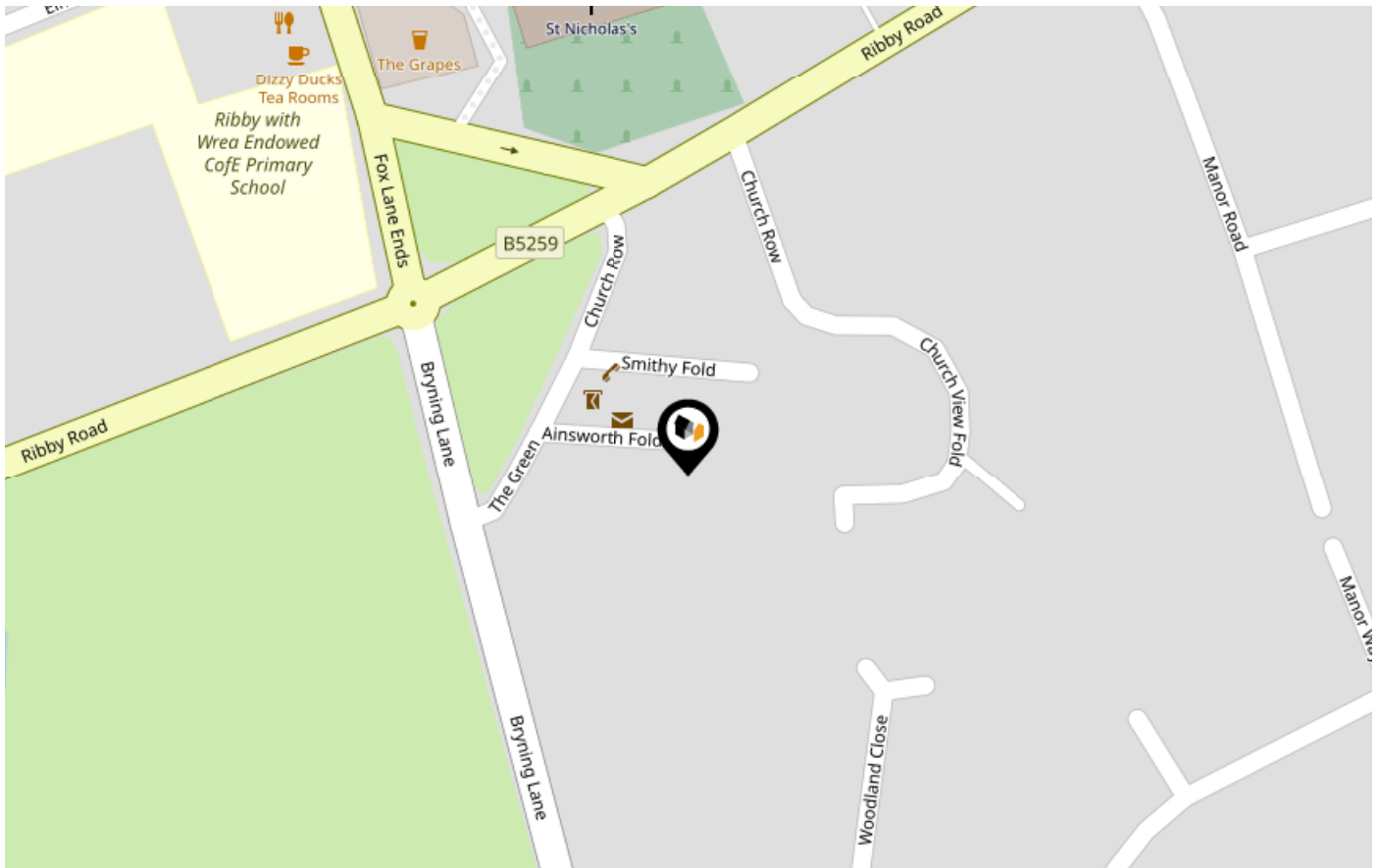
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

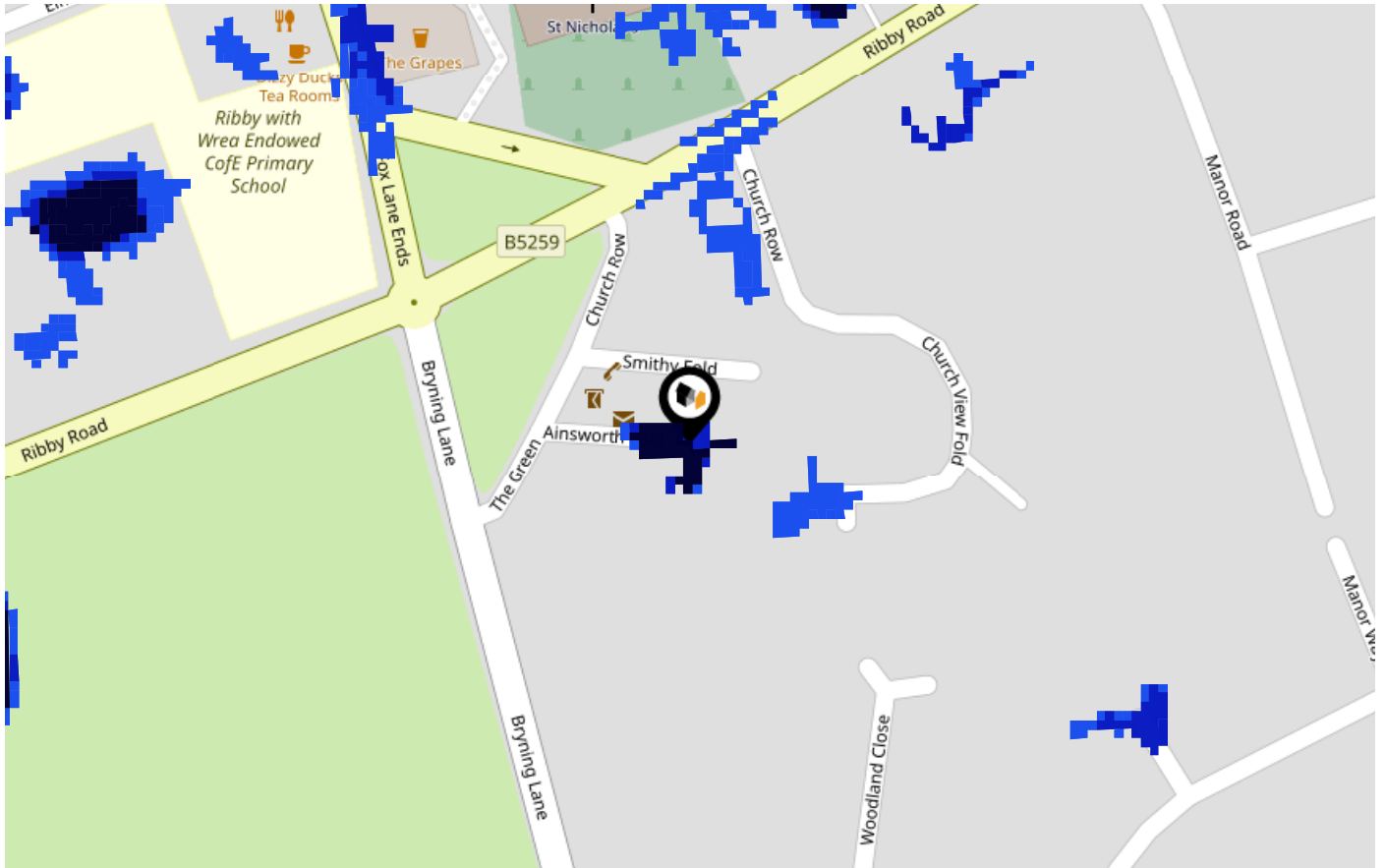
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

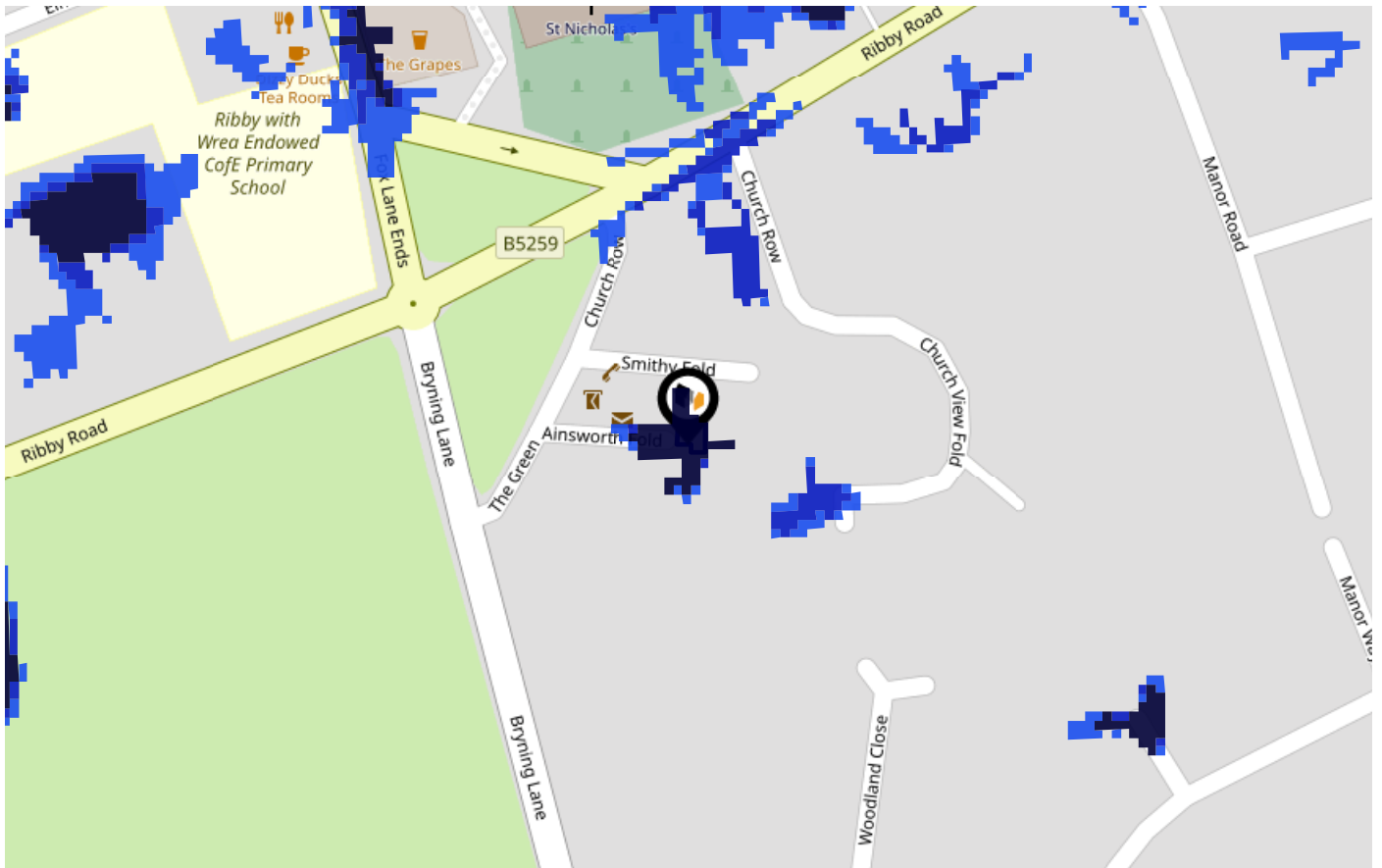
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

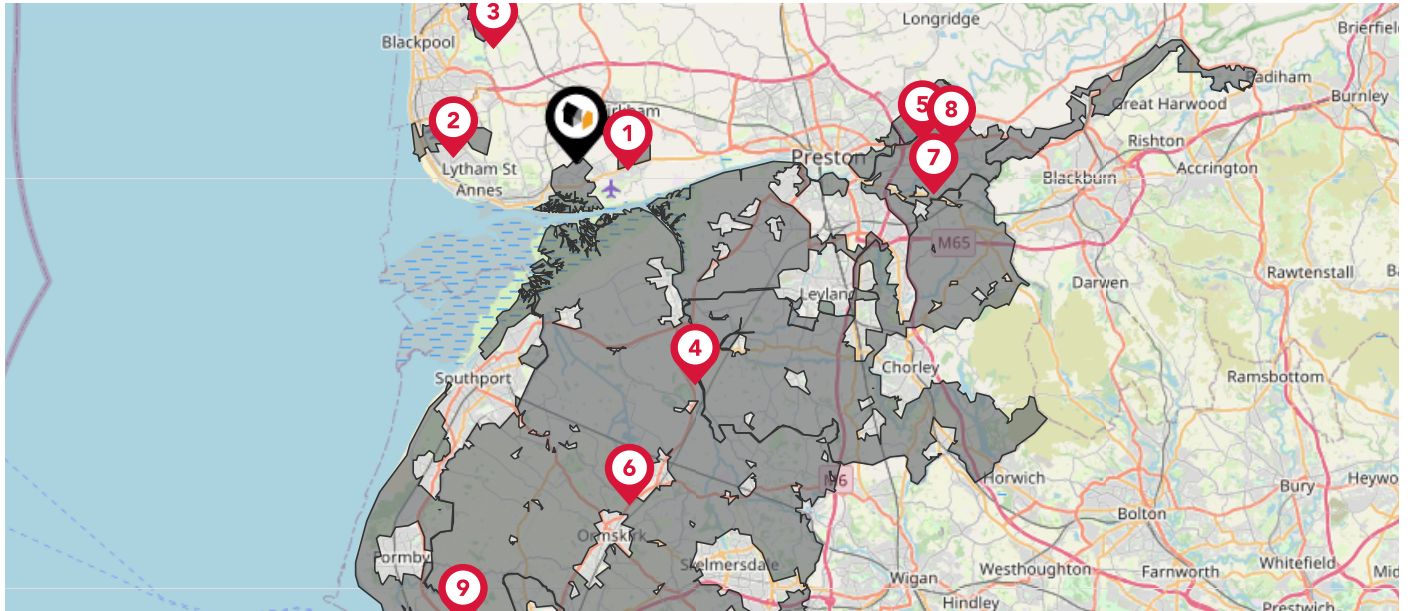
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

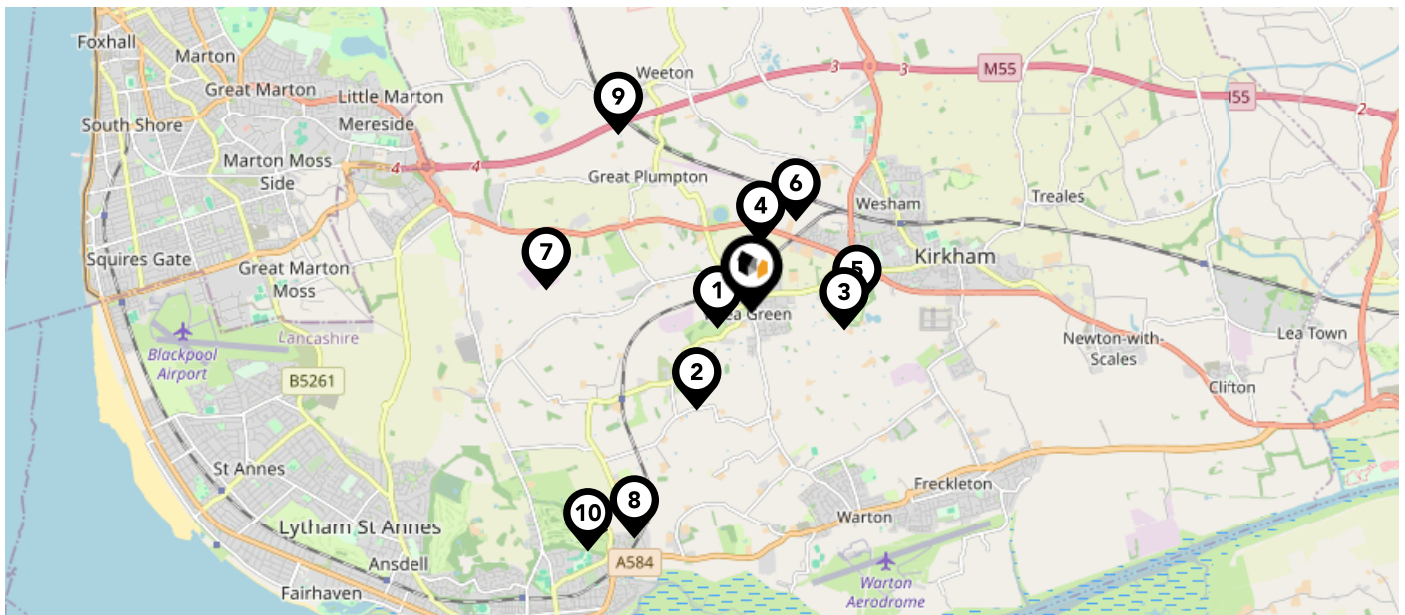
- 1 Blackpool Green Belt - Fylde
- 2 Blackpool Green Belt - Blackpool
- 3 Blackpool Green Belt - Wyre
- 4 Merseyside and Greater Manchester Green Belt - Chorley
- 5 Merseyside and Greater Manchester Green Belt - Preston
- 6 Merseyside and Greater Manchester Green Belt - West Lancashire
- 7 Merseyside and Greater Manchester Green Belt - South Ribble
- 8 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 9 Merseyside and Greater Manchester Green Belt - Sefton

Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



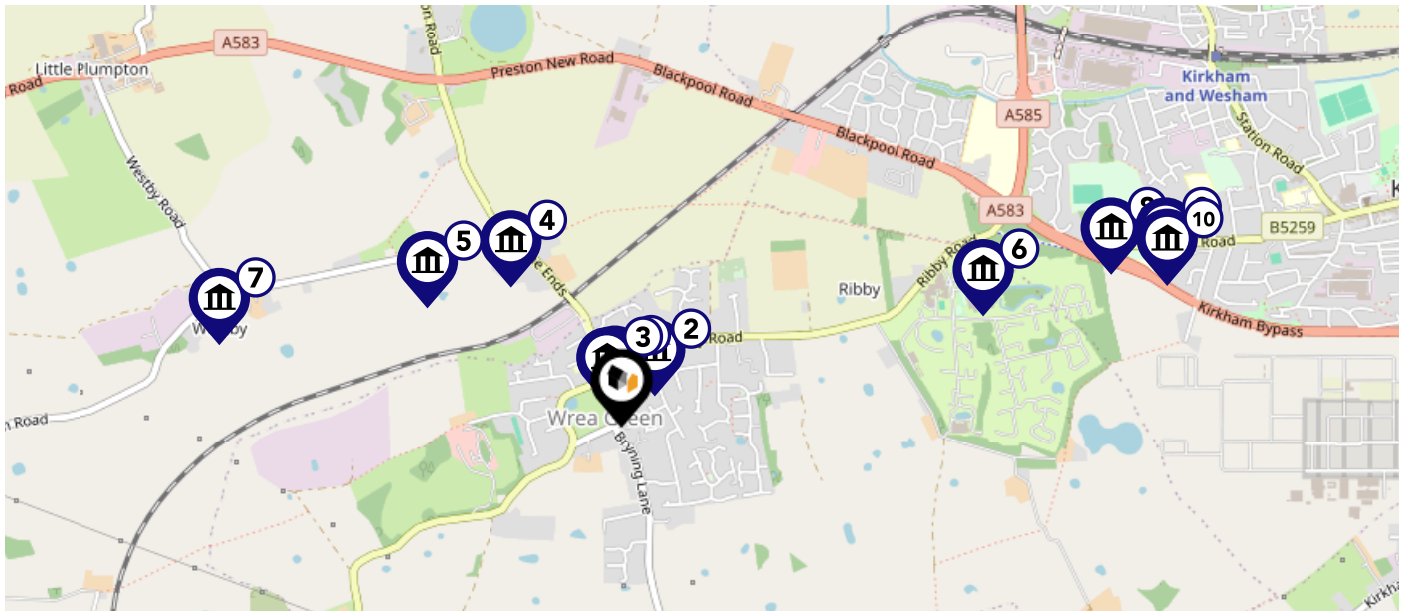
Nearby Landfill Sites











- | | | |
|-----------|--|-------------------|
| 1 | Warings-Brook Mill, Wrea Brook/Green, Fylde, Lancashire | Historic Landfill |
| 2 | Moss Side Lane-Moss Side | Historic Landfill |
| 3 | Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire | Historic Landfill |
| 4 | Whinbrick Cottages-Blackpool Road, Westby, Lancashire | Historic Landfill |
| 5 | Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire | Historic Landfill |
| 6 | Bradkirk Hall Farm-Kirkham, Lancashire | Historic Landfill |
| 7 | Staining Wood Farm-Off Preston New Road, Westby, Near Kirkham, Lancashire | Historic Landfill |
| 8 | Saltcotes-Lytham Hall Park, Saltcoates Road, Lytham, Lancashire | Historic Landfill |
| 9 | Mythop Road-Weeton, Preston, Lancashire | Historic Landfill |
| 10 | Land off Saltcotes Road-Land off Saltcotes Road, Ballam Road, Lytham, Lancashire | Historic Landfill |

Maps

Listed Buildings

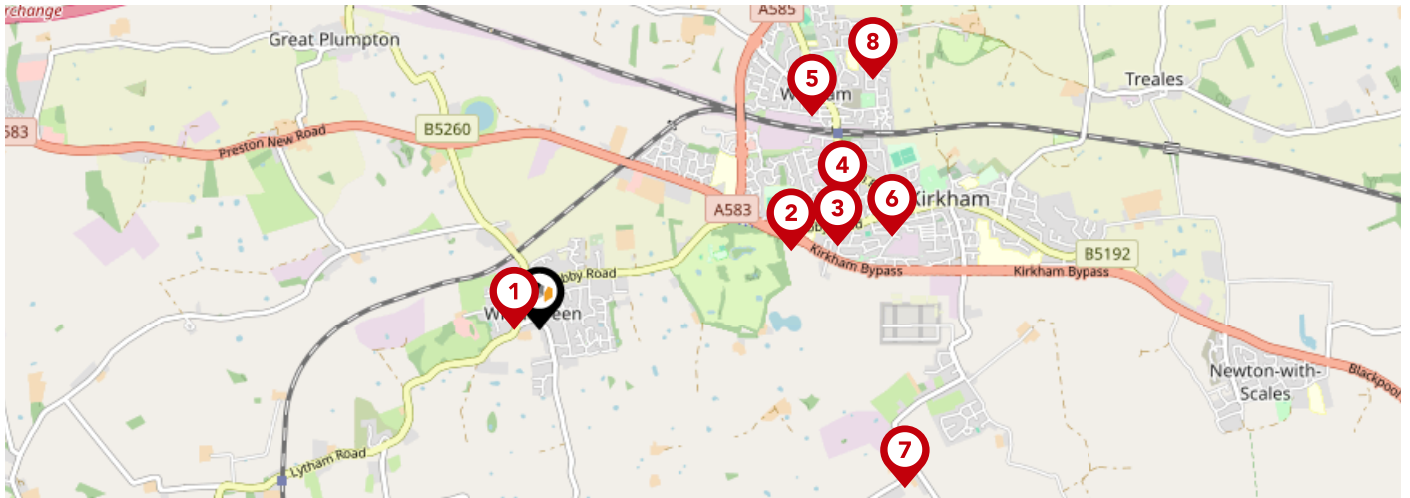
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1362363 - Church Grove House	Grade II	0.1 miles
 1164193 - Hawthorn House	Grade II	0.1 miles
 1072037 - Church Of St Nicholas	Grade II	0.1 miles
 1164308 - Fox Lane Ends Cross	Grade II	0.4 miles
 1072003 - Willow Cottage	Grade II	0.5 miles
 1164169 - Ribby Hall	Grade II	0.8 miles
 1164302 - Garage Circa 20 Metres West Of Westby House	Grade II	0.9 miles
 1317961 - Grammar School (front Range Only)	Grade II	1.1 miles
 1164018 - Church Of St John The Evangelist	Grade II	1.3 miles
 1362360 - Churchyard Wall And Gateway South Of The Church Of St John The Evangelist	Grade II	1.3 miles

Area Schools

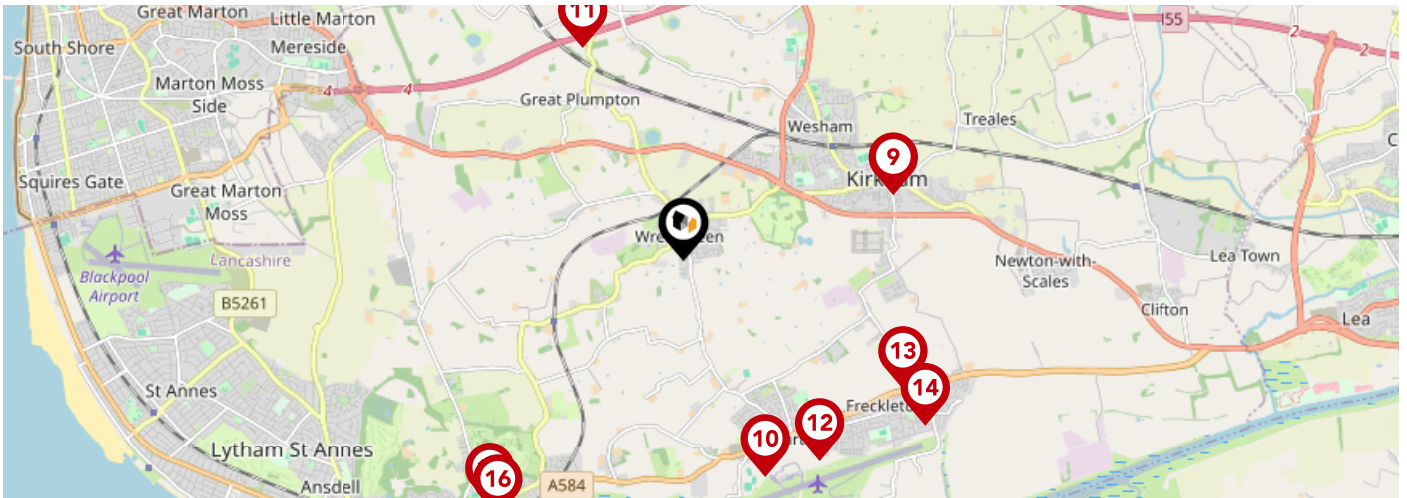
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	Nursery	Primary	Secondary	College	Private
<p>1 Ribby with Wrea Endowed CofE Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 154 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Kirkham Grammar School</p> <p>Ofsted Rating: Not Rated Pupils: 809 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Willows Catholic Primary School, Kirkham</p> <p>Ofsted Rating: Outstanding Pupils: 209 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Kirkham and Wesham Primary School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Medlar-with-Wesham Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 144 Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kirkham Pear Tree School</p> <p>Ofsted Rating: Outstanding Pupils: 103 Distance:1.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Linton School</p> <p>Ofsted Rating: Good Pupils: 12 Distance:1.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Joseph's Catholic Primary School, Medlar-with-Wesham</p> <p>Ofsted Rating: Good Pupils: 95 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD GROUP

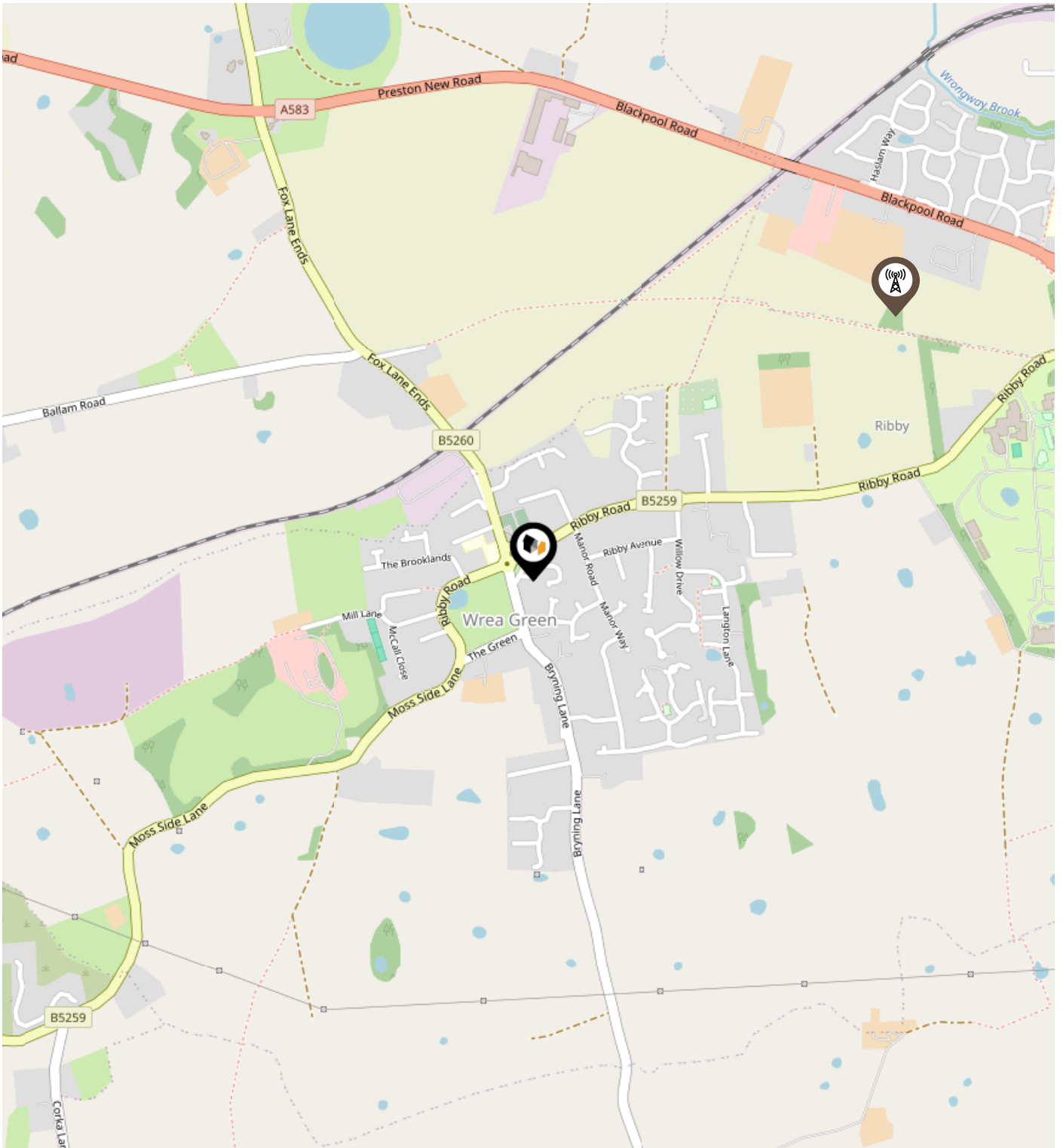


	Nursery	Primary	Secondary	College	Private
<p>9 Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:1.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Weeton St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 55 Distance:2.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Peter's Catholic Primary School, Lytham Ofsted Rating: Good Pupils: 206 Distance:2.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Bede's Catholic High School Ofsted Rating: Good Pupils: 824 Distance:2.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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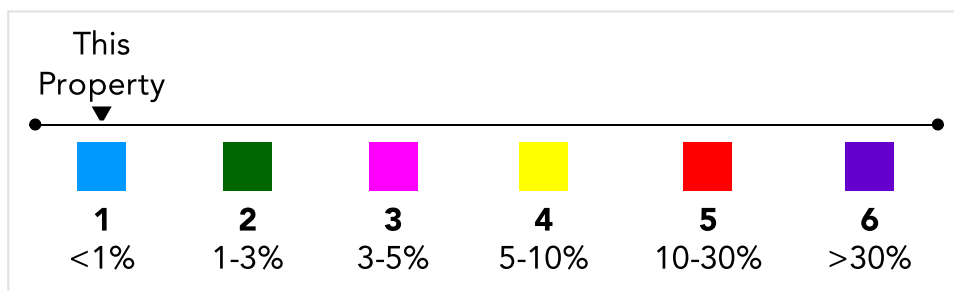
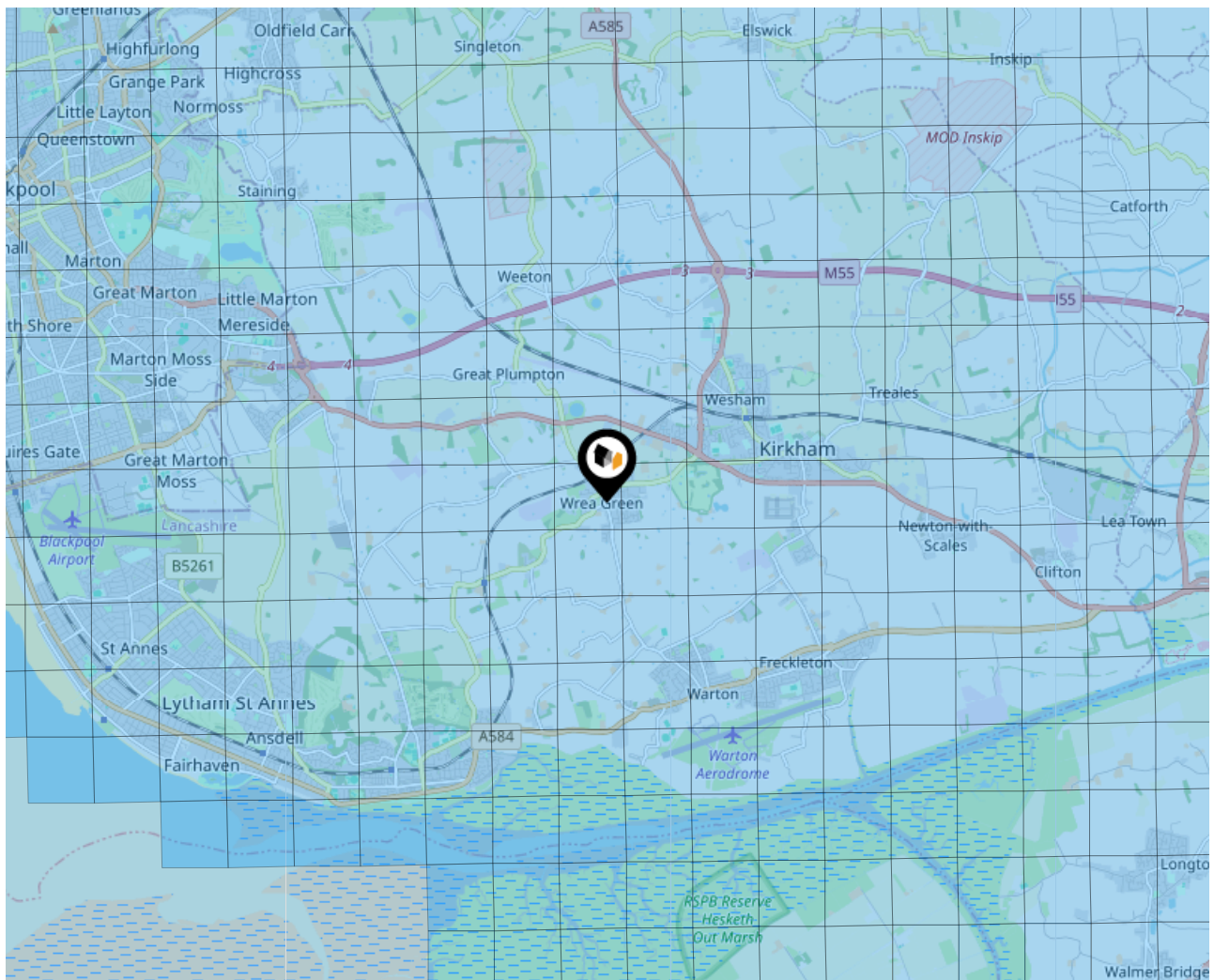


Key:

-  Power Pylons
-  Communication Masts

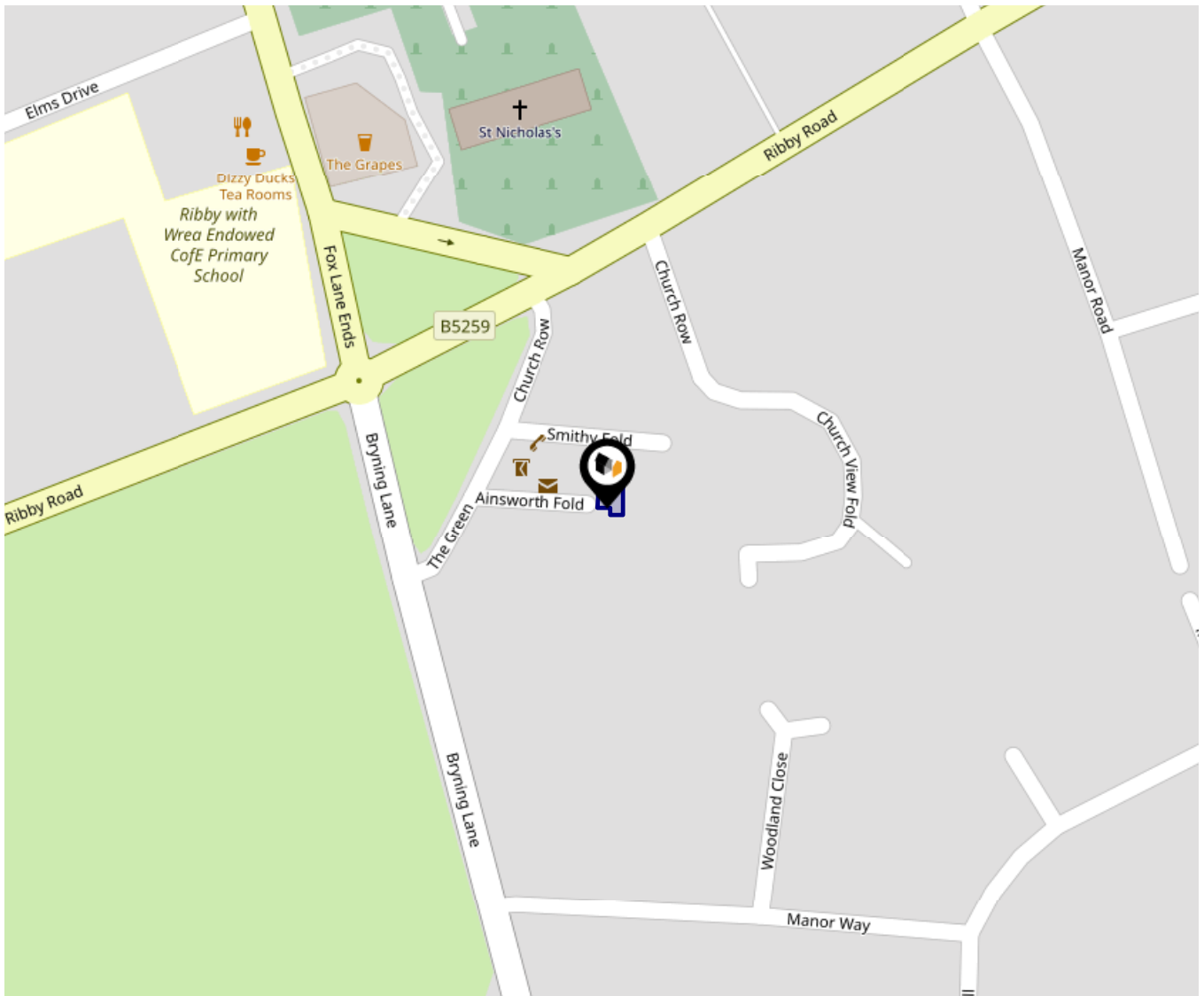
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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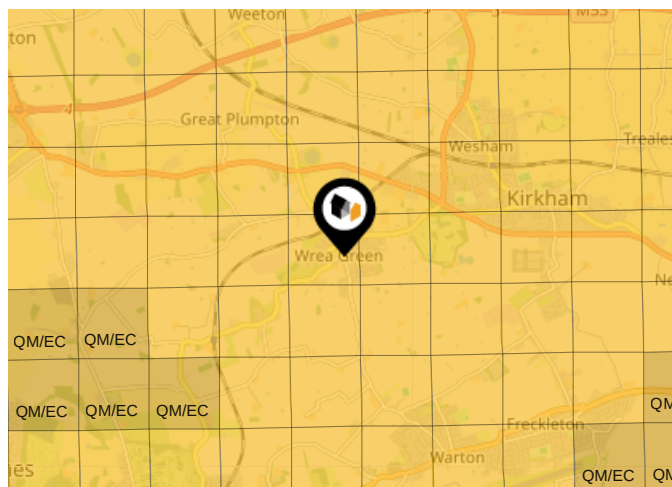
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

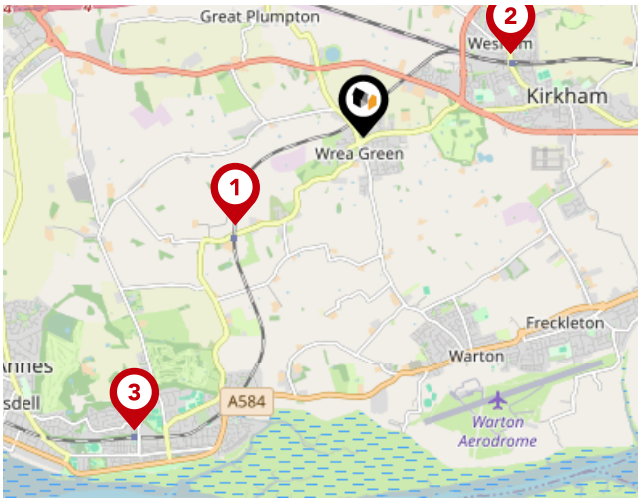


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

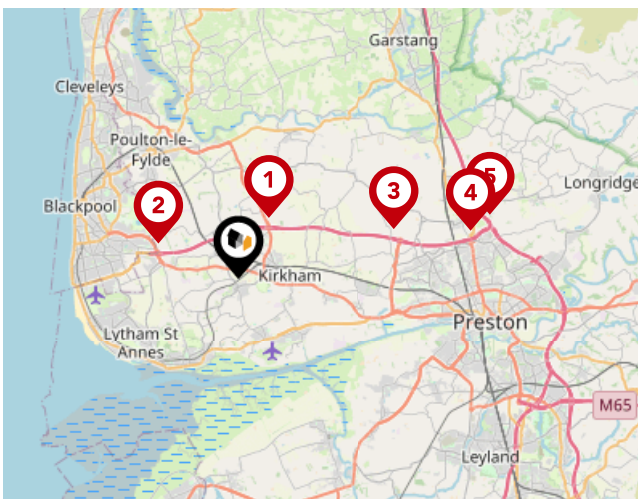
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Moss Side Rail Station	1.36 miles
2	Kirkham & Wesham Rail Station	1.49 miles
3	Lytham Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	2.35 miles
2	M55 J4	3.07 miles
3	M55 J2	5.68 miles
4	M55 J1	8.3 miles
5	M6 J32	9.06 miles

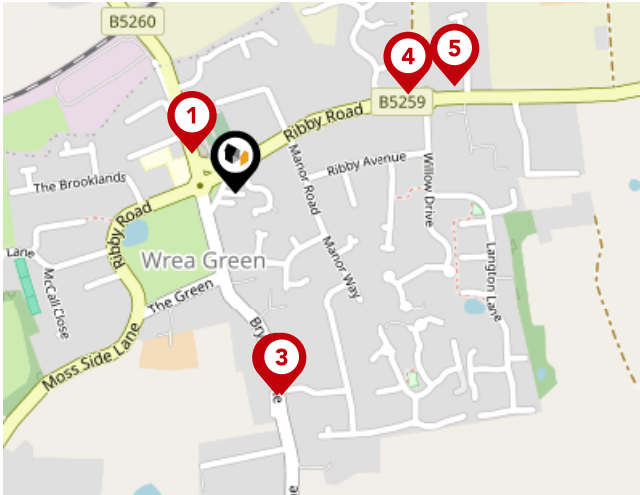


Airports/Helipads

Pin	Name	Distance
1	Highfield	5.17 miles
2	Speke	30.45 miles
3	Manchester Airport	38.93 miles
4	Leeds Bradford Airport	51.65 miles

Area

Transport (Local)



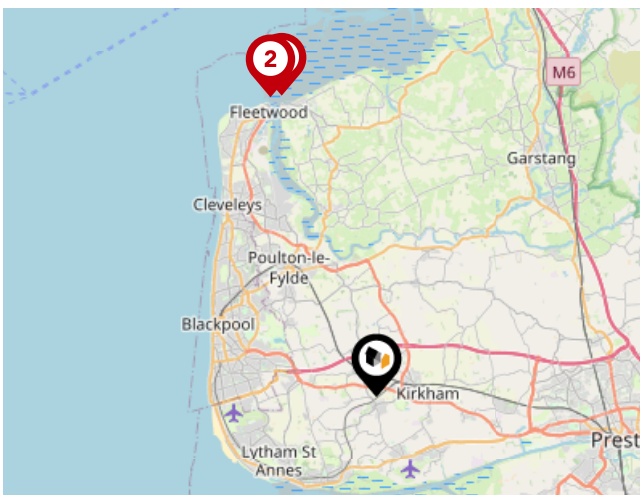
Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.07 miles
2	Richmond Avenue	0.23 miles
3	Richmond Avenue	0.23 miles
4	Willow Drive	0.22 miles
5	Willow Drive	0.27 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	5.59 miles
2	Starr Gate (Blackpool Tramway)	5.75 miles
3	Harrow Place (Blackpool Tramway)	5.85 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	11.03 miles
2	Fleetwood for Knott End Ferry Landing	11.1 miles

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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